

2025  
TAXING DISTRICT 14 EMERSON

A D D E D / O M I T T E D

B I L L I N G

A U D I T

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COUNTY 02

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BERGEN

BLOCK#  
LOT#  
QUALIF

OWNERS NAME  
PROPERTY LOCATION

BILL  
TYPE &  
YEAR

COMP  
DATE

DUE  
4TH QTR

DUE  
1ST QTR

DUE  
2ND QTR

\*\*\*TAX CONSOLIDATION RESULTS\*\*\*  
PREV 2025 TAXES ADDED CURR 2025 TAXES

101  
13

ADDED  
2025 0601

99.18

49.59

49.59

WALL, MICHELLE F  
82 VIVIAN AVE

10,492.56 198.36 10,690.92

114  
22

ADDED  
2025 0901

61.56

61.56

61.56

DECARLO, DEBRA  
63 SO DORCHESTER RD.

15,061.68 246.24 15,307.92

114  
25

ADDED  
2025 0401

501.61

188.10

188.10

MURUGAVEL, ARUN ETAL  
45 SO DORCHESTER RD

14,237.46 752.40 14,989.86

120  
5

ADDED  
2025 0401

155.03

58.14

58.14

FUSCO, DAVID J & ELIZABETH  
219 LINCOLN BLVD

14,955.66 232.56 15,188.22

125  
14

ADDED  
2025 1201

697.68

174.42

174.42

OMT/ADD  
2024

561.51

24 DORCHESTER RD CO.  
24 DORCHESTER RD

14,747.04 697.68 15,444.72

127  
1

ADDED  
2025 0801

299.83

224.87

224.86

KLAWINOWSKI, ARTUR  
21 VALLEY BROOK AVE

12,691.62 899.46 13,591.08

215  
12

ADDED  
2024 1001

27.51

ADDED  
2025 1201

171.00

42.75

42.75

FLANAGAN, MICHAEL (ETAL)  
30 SANFORD AVE

13,724.46 171.00 13,895.46

304  
14

ADDED  
2025 0501

2,076.80

890.06

890.05

BLOCK# LOT# QUALIF	OWNERS NAME PROPERTY LOCATION	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS***		
							PREV 2025 TAXES	ADDED TAXES	CURR 2025 TAXES
	PRADHAN, VARUN & PATEL, RIMA 216 EAGLE DR						11,121.84	3,560.22	14,682.06
307 3		ADDED 2024	1101	23.12					
		ADDED 2025	1201	287.28	71.82	71.82			
	ERDEM, SULE & ABA, HAKAN 14 BROAD ST						14,428.98	287.28	14,716.26
314 19		ADDED 2025	0601	801.99	401.00	400.99			
	TIMMERMAN, MICHAEL CHARLES ETALS 61 EMWOOD DR						10,738.80	1,603.98	12,342.78
325 4		ADDED 2025	0701	6,121.80	3,673.08	3,673.08			
	185 JACKSON LLC 138 PINE DR						9,613.62	14,692.32	24,305.94
327 15		ADDED 2025	0901	3,986.01	3,986.01	3,986.01			
	RESSOT LLC 27 SULLIVAN DR						10,396.80	15,944.04	26,340.84
331 4		ADDED 2024	1001	83.14					
		ADDED 2025	1201	516.42	129.11	129.10			
	JUSTO, IVAN & EMILY FERNANDEZ- 112 SANFORD AVE						17,274.42	516.42	17,790.84
334 6		ADDED 2025	0901	414.68	414.68	414.67			
	ROSENBERG, LINDSAY & ZACHARY 151 EAGLE DR						16,604.10	1,658.70	18,262.80
401 5		ADDED 2025	0901	530.10	530.10	530.10			
	BYRNE, MICHAEL ETAL 69 CHESTNUT AVE						15,680.70	2,120.40	17,801.10

BLOCK# LOT# QUALIF	OWNERS NAME PROPERTY LOCATION	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS***		
							PREV 2025 TAXES	ADDED	CURR 2025 TAXES
413 6.01		ADDED 2024	1001	231.77					
		ADDED 2025	1201	1,439.82	359.96	359.95			
	BERG, RYAN 55 DYER AVE						15,995.34	1,439.82	17,435.16
413 15		ADDED 2025	0701	188.10	112.86	112.86			
	RABIZADEH, RAMAK M & DONNA LYNN 80 JEFFERSON AVE						16,932.42	451.44	17,383.86
413 18		ADDED 2025	0501	18,545.53	7,948.08	7,948.08			
	KWASNIK, HENRYK 56 JEFFERSON AVE.						8,577.36	31,792.32	40,369.68
422 11		ADDED 2025	0701	651.24	390.74	390.73			
	MM 18 LLC % ROBERT OBERNAUER 175 KINDERKAMACK RD						29,070.00	1,562.94	30,632.94
501.05 21		ADDED 2024	1101	18.73					
		ADDED 2025	1201	232.56	58.14	58.14			
	YO, INCHOL & HYUN JOO 33 NIMANDO PL						15,964.56	232.56	16,197.12
501.07 7.01		ADDED 2024	1101	28.34					
		ADDED 2025	1201	352.26	88.07	88.06			
	SACO, LISA & MICHAEL MORGAN 95 LINDEN AVENUE						19,897.56	352.26	20,249.82
502 6		ADDED 2025	0501	219.46	94.05	94.05			
	MAGARELLI, ANGELO & GABRIELLA 142 GRAND BLVD						15,663.60	376.20	16,039.80

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							PREV 2025 TAXES	ADDED	CURR 2025 TAXES
507 9		ADDED 2025	0801	125.41	94.05	94.05			
	DER OHANESIAN, ANTRANIK DER & K. 17 OAKLAND AVE						12,701.88	376.20	13,078.08
513 14		ADDED 2025	1201	434.34	108.59	108.58			
	FRONHEISER, JESSICA & LUKE 31 PAVONIA AVE						16,740.90	434.34	17,175.24
601 8		ADDED 2025	0301	854.15	284.72	284.71			
	YOUNGHANS, JAMES G & ROSE D 137 GRAND BLVD						17,766.90	1,138.86	18,905.76
609 4.01		ADDED 2025	0601	9,678.60	4,839.30	4,839.30			
	VIRENDRA, SONALI 63 WORTENDYKE AVENUE						8,255.88	19,357.20	27,613.08
702 3		ADDED 2025	0201	12,366.14	3,709.85	3,709.84			
	CHOI, WILLIAM 94 MAIN ST						10,112.94	14,839.38	24,952.32
708 3		ADDED 2025	0201	572.85	171.86	171.85			
	WOOLEY, THOMAS ROBERT & KRISTINA 82 UNION ST						14,090.40	687.42	14,777.82
713 5.01		ADDED 2024	1101	24.77					
		ADDED 2025	1201	307.80	76.95	76.95			
	CHALUISANT, ROBERT & ROSARIA 56 CLINTON ST						13,491.90	307.80	13,799.70
901.02 9		ADDED 2025	0701	353.39	212.04	212.04			
	PATEL, SHRIRAM & MEGHA 70 PATRICK AVE						24,295.68	848.16	25,143.84

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1001.02 6.01		ADDED 2025	0401	980.41	367.65	367.65		
	GISSMANN FAMILY TRUST 1020 SOLDIER HILL RD						22,712.22	1,470.60 24,182.82
1003 9		ADDED 2025	0701	58.41	35.06	35.05		
	HAUSMAN, LIONEL G & RACHEL NASS- 50 POWELL RD						16,197.12	140.22 16,337.34
1005 17		ADDED 2025	1201	212.04	53.01	53.01		
	GAGLIARDO, DAVIDE ETAL 33 COLONIAL ROAD						19,647.90	212.04 19,859.94
1006 9		ADDED 2025	0501	3,315.69	1,421.01	1,421.01		
	JOSEPHSON, MARYANN 70 COLONIAL RD						17,503.56	5,684.04 23,187.60
1010 4		ADDED 2025	0401	7,596.95	2,848.86	2,848.86		
	VERRICO, JOSEPH & LINDSAY 50 LEXINGTON AVE						14,801.76	11,395.44 26,197.20
1011 1		ADDED 2025	0201	353.39	106.02	106.02		
	RYAN, JAMES & JACQUELINE 31 REVERE AVE						16,200.54	424.08 16,624.62
1016 8		ADDED 2025	0601	513.00	256.50	256.50		
	EARLE, MATTHEW & RUIQI 38 LONGVIEW DR						17,387.28	1,026.00 18,413.28
1019 12		ADDED 2025	1201	622.44	155.61	155.61		
	SINON, SANTIAGO & ANNABELLE ETALS 110 ROSS AVE						15,184.80	622.44 15,807.24
1020 6		ADDED 2025	0601	186.39	93.20	93.19		

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BLOCK# LOT# QUALIF	OWNERS NAME PROPERTY LOCATION	BILL TYPE & YEAR	COMP DATE	DUE 4TH QTR	DUE 1ST QTR	DUE 2ND QTR	***TAX CONSOLIDATION RESULTS*** PREV 2025 TAXES	ADDED TAXES	CURR 2025 TAXES
	MAURER, JOSEPH L. & KATHLEEN M. 59 ROSS AVE						17,024.76	372.78	17,397.54
1101 5.01 C024E		ADDED 2025	0401	668.03	250.52	250.51			
	BDAG LLC 466 OLD HOOK RD						13,768.92	1,002.06	14,770.98
1303 5		ADDED 2025	0805	4,998.91	3,749.18	3,749.17			
	CASTELLANO, PAUL & STEIN, RACHEL 21 LAKEVIEW DR						14,746.70	14,996.70	29,743.40
	DISTRICT TOTALS			83,547.17	38,781.17	38,781.01	626,502.62	155,124.36	781,626.98